HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2013

New Home Market

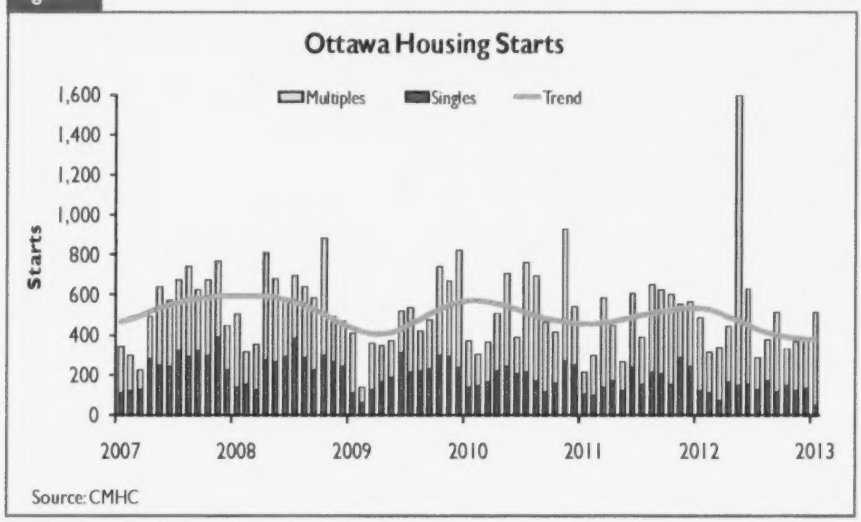
January housing starts higher than last year

According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Ottawa Census Metropolitan Area (CMA) totalled 512 units in January up from 484 units started a year ago this time.

The year started off with housing starts activity boosted by a rise in condominium construction. Total starts for January rose 6 per cent over the same period a year earlier. However, construction of single-detached units retreated by over half of their 2012 level capturing only 10 per cent of total starts.

In January, foundations for 306 apartments were poured in the Ottawa CMA, all of which were

Figure 1



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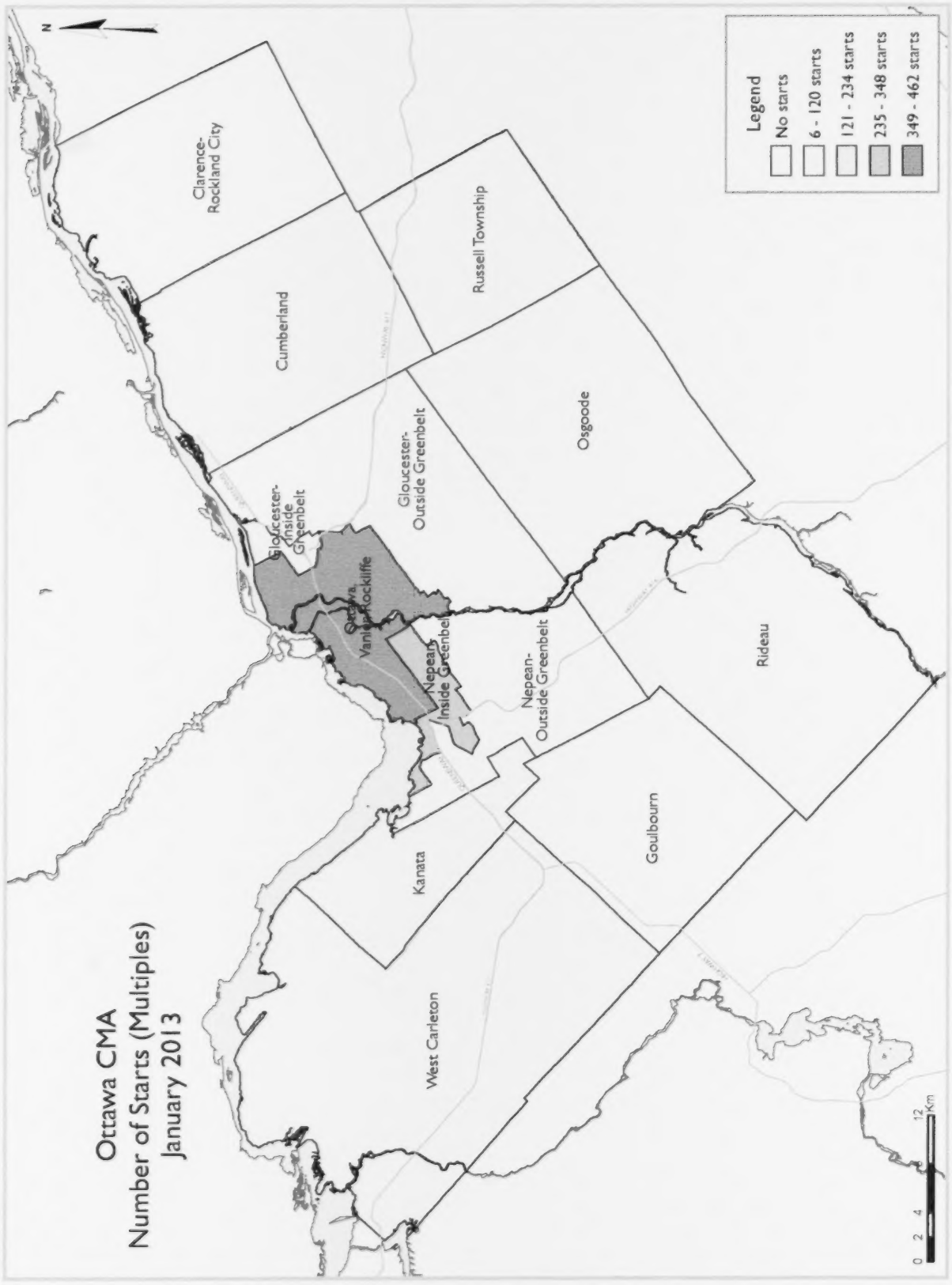
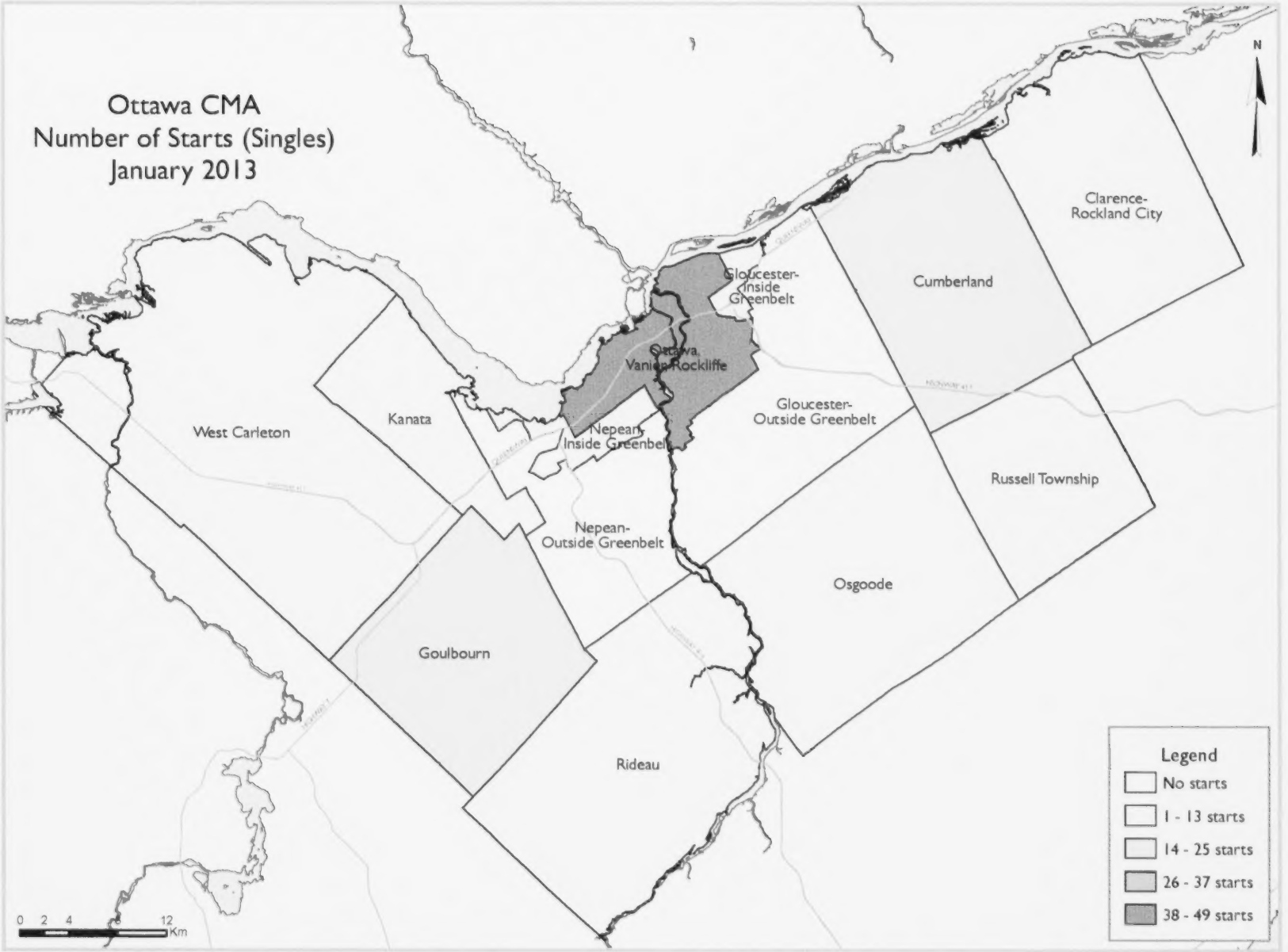
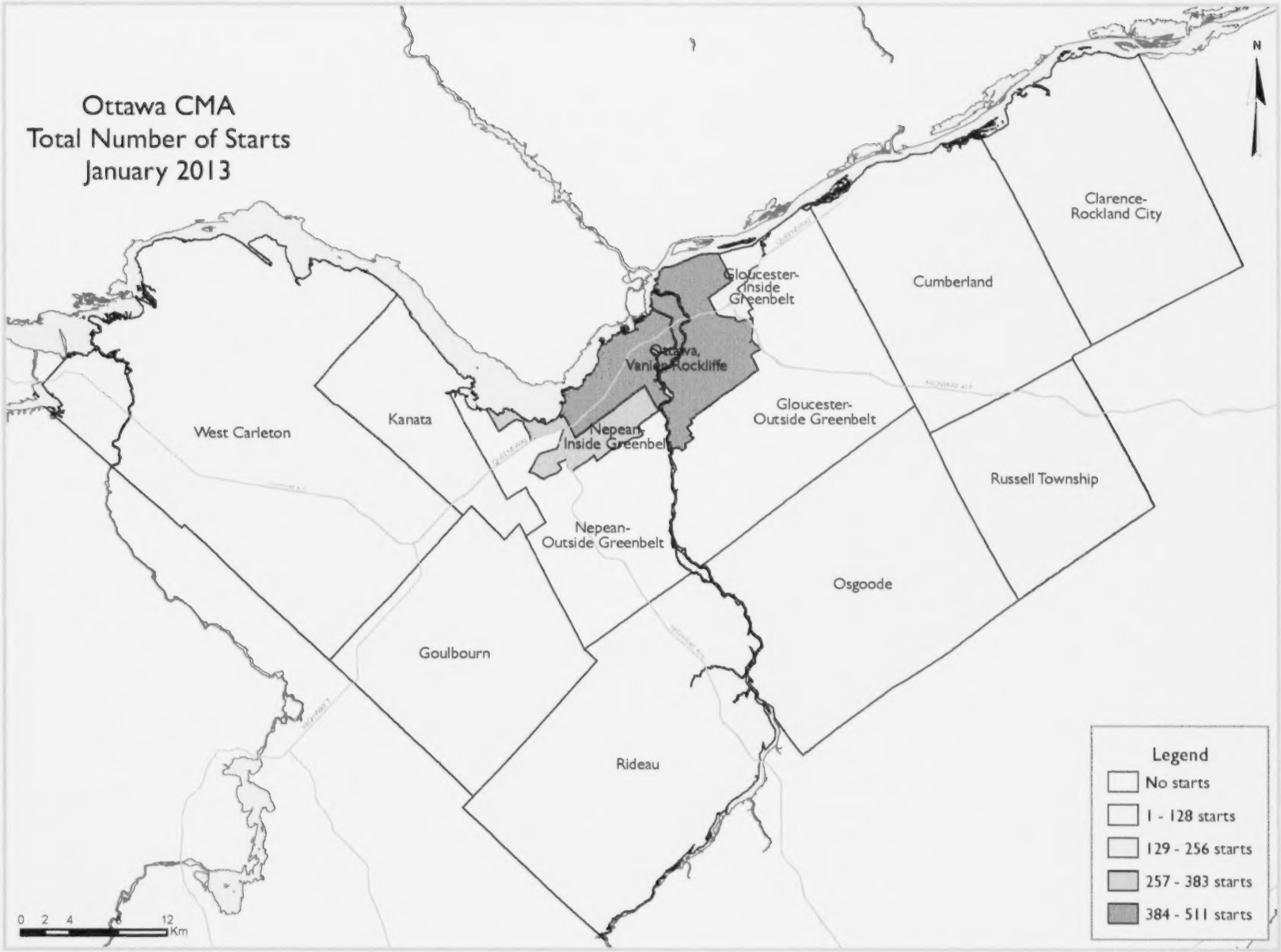
*Ontario part of Ottawa-Gatineau CMA

started in the city core, giving the area the overall lead in start activity for the month. West Carleton and Gloucester tied for second place each securing 9 per cent of market activity. Those two areas saw the lion's share of row unit construction for the month, while Kanata trailed slightly behind them. Nepean which took the lead in row unit construction same time last year (and for the whole year) retreated further behind this month.

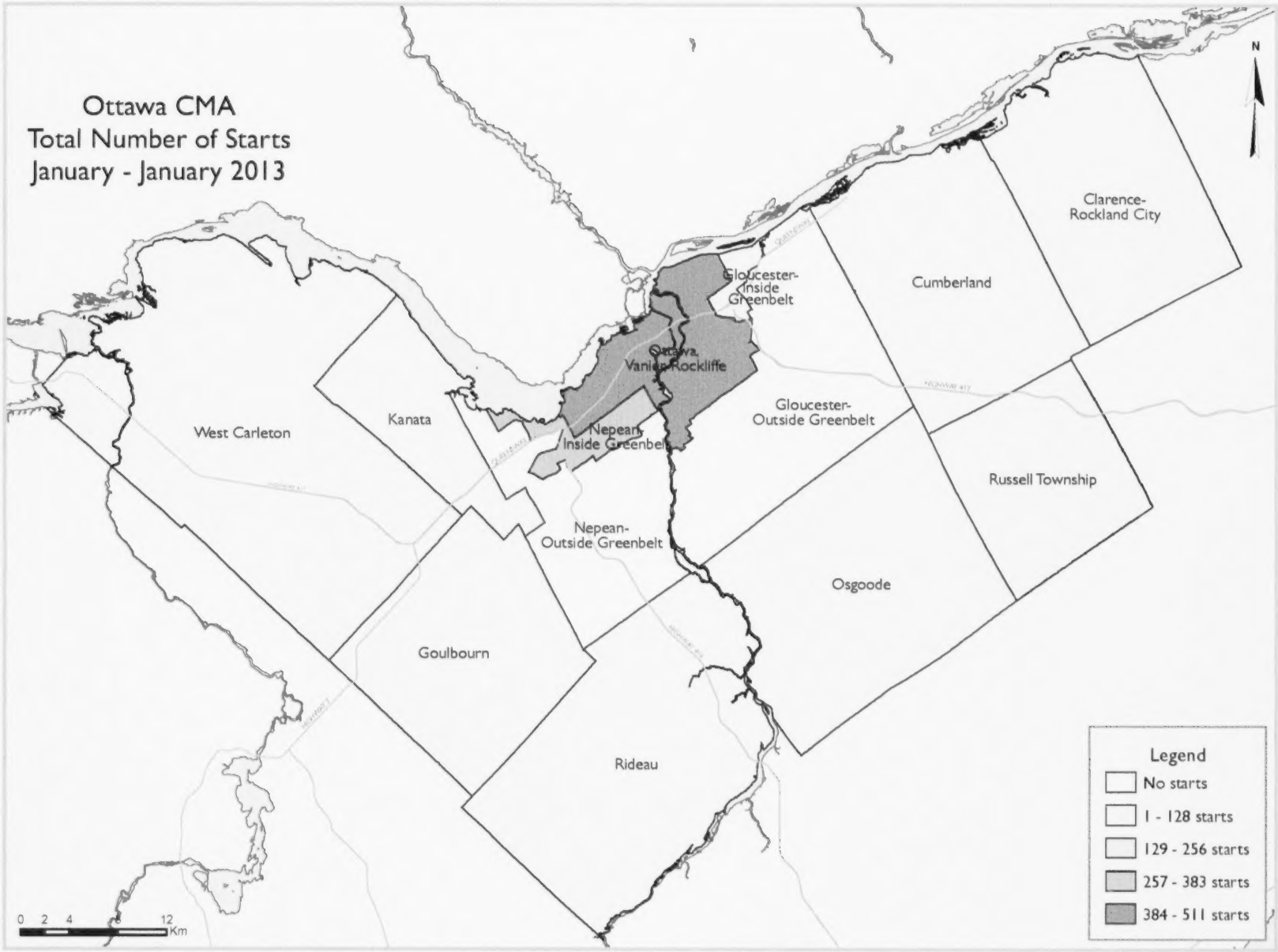

Ottawa CMA
Number of Starts (Multiples)
January 2013
N
Legend
No starts
6 - 120 starts
121 - 234 starts
235 - 348 starts
349 - 462 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Osgoode
Ottawa Vanier-Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
January 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier,Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean,
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
1 - 13 starts
14 - 25 starts
26 - 37 starts
38 - 49 starts
0 2 4 8 12
Km


Ottawa CMA
Total Number of Starts
January 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Nepean,
Inside Greenbelt
West Carleton
Kanata
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
0 2 4 8 12
Km
Legend
No starts
1 - 128 starts
129 - 256 starts
257 - 383 starts
384 - 511 starts

Ottawa CMA
Number of Starts (Multiples)
January - January 2013
Legend
No starts
6 - 120 starts
121 - 234 starts
235 - 348 starts
349 - 462 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Osgoode
Ottawa
Vanier-Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km

Ottawa CMA
Number of Starts (Singles)
January - January 2013
Legend
No starts
1 - 13 starts
14 - 25 starts
26 - 37 starts
38 - 49 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - January 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier,Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean,
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
1 - 128 starts
129 - 256 starts
257 - 383 starts
384 - 511 starts
0 2 4 12
Km

HOUSING NOW REPORT TABLES

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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2013	50	14	142	0	0	303	0	3	512
January 2012	122	14	103	0	0	214	0	31	484
% Change	-59.0	0.0	37.9	n/a	n/a	41.6	n/a	-90.3	5.8
Year-to-date 2013	50	14	142	0	0	303	0	3	512
Year-to-date 2012	122	14	103	0	0	214	0	31	484
% Change	-59.0	0.0	37.9	n/a	n/a	41.6	n/a	-90.3	5.8
UNDER CONSTRUCTION									
January 2013	887	216	1,163	0	0	2,970	31	417	5,684
January 2012	1,176	168	1,287	0	0	1,656	6	198	4,491
% Change	-24.6	28.6	-9.6	n/a	n/a	79.3	**	110.6	26.6
COMPLETIONS									
January 2013	105	24	78	0	0	32	0	0	239
January 2012	146	30	82	0	0	506	0	146	910
% Change	-28.1	-20.0	-4.9	n/a	n/a	-93.7	n/a	-100.0	-73.7
Year-to-date 2013	105	24	78	0	0	32	0	0	239
Year-to-date 2012	146	30	82	0	0	506	0	146	910
% Change	-28.1	-20.0	-4.9	n/a	n/a	-93.7	n/a	-100.0	-73.7
COMPLETED & NOT ABSORBED									
January 2013	60	40	74	0	0	240	n/a	n/a	414
January 2012	49	37	100	0	1	226	n/a	n/a	413
% Change	22.4	8.1	-26.0	n/a	-100.0	6.2	n/a	n/a	0.2
ABSORBED									
January 2013	108	23	96	0	0	41	n/a	n/a	268
January 2012	141	27	91	0	0	404	n/a	n/a	663
% Change	-23.4	-14.8	5.5	n/a	n/a	-89.9	n/a	n/a	-59.6
Year-to-date 2013	108	23	96	0	0	41	n/a	n/a	268
Year-to-date 2012	141	27	91	0	0	404	n/a	n/a	663
% Change	-23.4	-14.8	5.5	n/a	n/a	-89.9	n/a	n/a	-59.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
January 2013	49	14	142	0	0	303	0	3	511
January 2012	118	12	103	0	0	204	0	31	468
Ottawa, Vanier, Rockcliffe									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Nepean inside greenbelt									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Gloucester inside greenbelt									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Kanata									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Cumberland									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Goulbourn									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
West Carleton									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Rideau									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Osgoode									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Clarence-Rockland City									
January 2013	1	0	0	0	0	0	0	0	1
January 2012	1	0	0	0	0	10	0	0	11
Russell Township									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	3	2	0	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario portion)									
January 2013	50	14	142	0	0	303	0	3	512
January 2012	122	14	103	0	0	214	0	31	484

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
January 2013	808	208	1,123	0	0	2,938	27	413	5,517
January 2012	1,082	160	1,273	0	0	1,618	3	194	4,330
Ottawa, Vanier, Rockcliffe									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Nepean inside greenbelt									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Gloucester inside greenbelt									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Kanata									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Cumberland									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Goulbourn									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
West Carleton									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Rideau									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Osgoode									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Clarence-Rockland City									
January 2013	59	2	40	0	0	32	0	0	133
January 2012	78	2	14	0	0	38	3	0	135
Russell Township									
January 2013	20	6	0	0	0	0	4	4	34
January 2012	16	6	0	0	0	0	0	4	26
Ottawa-Gatineau CMA (Ontario portion)									
January 2013	887	216	1,163	0	0	2,970	31	417	5,684
January 2012	1,176	168	1,287	0	0	1,656	6	198	4,491

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
January 2013	88	22	78	0	0	32	0	0	220
January 2012	134	28	78	0	0	506	0	146	892
Ottawa, Vanier, Rockcliffe									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Nepean inside greenbelt									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Gloucester inside greenbelt									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Kanata									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Cumberland									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Goulbourn									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
West Carleton									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Rideau									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Osgoode									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Clarence-Rockland City									
January 2013	7	0	0	0	0	0	0	0	7
January 2012	5	2	4	0	0	0	0	0	11
Russell Township									
January 2013	10	2	0	0	0	0	0	0	12
January 2012	7	0	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
January 2013	105	24	78	0	0	32	0	0	239
January 2012	146	30	82	0	0	506	0	146	910

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
January 2013	55	40	74	0	0	221	n/a	n/a	390
January 2012	45	37	96	0	1	224	n/a	n/a	403
Ottawa, Vanier, Rockcliffe									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Nepean inside greenbelt									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester inside greenbelt									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Kanata									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Cumberland									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Goulbourn									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
West Carleton									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Rideau									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
January 2013	5	0	0	0	0	0	n/a	n/a	5
January 2012	4	0	4	0	0	0	n/a	n/a	8
Russell Township									
January 2013	0	0	0	0	0	19	n/a	n/a	19
January 2012	0	0	0	0	0	2	n/a	n/a	2
Ottawa-Gatineau CMA (Ontario portion)									
January 2013	60	40	74	0	0	240	n/a	n/a	414
January 2012	49	37	100	0	1	226	n/a	n/a	413

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
January 2013	91	21	96	0	0	41	n/a	n/a	249
January 2012	129	25	87	0	0	404	n/a	n/a	645
Ottawa, Vanier, Rockcliffe									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Nepean inside greenbelt									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester inside greenbelt									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Kanata									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Cumberland									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Goulbourn									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
West Carleton									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Rideau									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
January 2013	7	0	0	0	0	0	n/a	n/a	7
January 2012	5	2	4	0	0	0	n/a	n/a	11
Russell Township									
January 2013	10	2	0	0	0	0	n/a	n/a	12
January 2012	7	0	0	0	0	0	n/a	n/a	7
Ottawa-Gatineau CMA (Ontario portion)									
January 2013	108	23	96	0	0	41	n/a	n/a	268
January 2012	141	27	91	0	0	404	n/a	n/a	663

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	% Change
Ottawa City	49	118	14	12	142	103	306	235	511	468	9.2
Ottawa, Vanier, Rockcliffe	1	3	14	4	0	0	306	211	321	218	47.2
Nepean inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Nepean outside greenbelt	4	32	0	6	10	73	0	0	14	111	-87.4
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	2	13	0	0	42	12	0	0	44	25	76.0
Kanata	14	9	0	0	37	8	0	0	51	17	200.0
Cumberland	15	20	0	0	0	10	0	24	15	54	-72.2
Goulbourn	8	29	0	2	6	0	0	0	14	31	-54.8
West Carleton	1	5	0	0	47	0	0	0	48	5	**
Rideau	2	0	0	0	0	0	0	0	2	0	n/a
Osgoode	2	5	0	0	0	0	0	0	2	5	-60.0
Clarence-Rockland City	1	1	0	0	0	0	0	10	1	11	-90.9
Russell Township	0	3	0	2	0	0	0	0	0	5	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	50	122	14	14	142	103	306	245	512	484	5.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	49	118	14	12	142	103	306	235	511	468	9.2
Ottawa, Vanier, Rockcliffe	1	3	14	4	0	0	306	211	321	218	47.2
Nepean inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Nepean outside greenbelt	4	32	0	6	10	73	0	0	14	111	-87.4
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	2	13	0	0	42	12	0	0	44	25	76.0
Kanata	14	9	0	0	37	8	0	0	51	17	200.0
Cumberland	15	20	0	0	0	10	0	24	15	54	-72.2
Goulbourn	8	29	0	2	6	0	0	0	14	31	-54.8
West Carleton	1	5	0	0	47	0	0	0	48	5	**
Rideau	2	0	0	0	0	0	0	0	2	0	n/a
Osgoode	2	5	0	0	0	0	0	0	2	5	-60.0
Clarence-Rockland City	1	1	0	0	0	0	0	10	1	11	-90.9
Russell Township	0	3	0	2	0	0	0	0	0	5	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	50	122	14	14	142	103	306	245	512	484	5.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Ottawa City	142	103	0	0	303	204	3	31
Ottawa, Vanier, Rockcliffe	0	0	0	0	303	180	3	31
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	10	73	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	42	12	0	0	0	0	0	0
Kanata	37	8	0	0	0	0	0	0
Cumberland	0	10	0	0	0	24	0	0
Goulbourn	6	0	0	0	0	0	0	0
West Carleton	47	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	10	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	142	103	0	0	303	214	3	31

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	142	103	0	0	303	204	3	31
Ottawa, Vanier, Rockcliffe	0	0	0	0	303	180	3	31
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	10	73	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	42	12	0	0	0	0	0	0
Kanata	37	8	0	0	0	0	0	0
Cumberland	0	10	0	0	0	24	0	0
Goulbourn	6	0	0	0	0	0	0	0
West Carleton	47	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	10	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	142	103	0	0	303	214	3	31

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Ottawa City	205	233	303	204	3	31	511	468
Ottawa, Vanier, Rockcliffe	15	7	303	180	3	31	321	218
Nepean inside greenbelt	0	2	0	0	0	0	0	2
Nepean outside greenbelt	14	111	0	0	0	0	14	111
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	44	25	0	0	0	0	44	25
Kanata	51	17	0	0	0	0	51	17
Cumberland	15	30	0	24	0	0	15	54
Goulbourn	14	31	0	0	0	0	14	31
West Carleton	48	5	0	0	0	0	48	5
Rideau	2	0	0	0	0	0	2	0
Osgoode	2	5	0	0	0	0	2	5
Clarence-Rockland City	1	1	0	10	0	0	1	11
Russell Township	0	5	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario Portion)	206	239	303	214	3	31	512	484

Table 2.5: Starts by Submarket and by Intended Market
January - January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	205	233	303	204	3	31	511	468
Ottawa, Vanier, Rockcliffe	15	7	303	180	3	31	321	218
Nepean inside greenbelt	0	2	0	0	0	0	0	2
Nepean outside greenbelt	14	111	0	0	0	0	14	111
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	44	25	0	0	0	0	44	25
Kanata	51	17	0	0	0	0	51	17
Cumberland	15	30	0	24	0	0	15	54
Goulbourn	14	31	0	0	0	0	14	31
West Carleton	48	5	0	0	0	0	48	5
Rideau	2	0	0	0	0	0	2	0
Osgoode	2	5	0	0	0	0	2	5
Clarence-Rockland City	1	1	0	10	0	0	1	11
Russell Township	0	5	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario Portion)	206	239	303	214	3	31	512	484

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	% Change
Ottawa City	88	134	22	28	78	78	32	652	220	892	-75.3
Ottawa, Vanier, Rockcliffe	7	11	2	10	0	0	0	494	9	515	-98.3
Nepean inside greenbelt	2	1	0	0	0	0	0	0	2	1	100.0
Nepean outside greenbelt	4	22	0	10	29	53	32	0	65	85	-23.5
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	8	30	0	0	15	12	0	0	23	42	-45.2
Kanata	11	12	10	8	25	5	0	146	46	171	-73.1
Cumberland	13	34	10	0	9	8	0	12	32	54	-40.7
Goulbourn	10	12	0	0	0	0	0	0	10	12	-16.7
West Carleton	9	12	0	0	0	0	0	0	9	12	-25.0
Rideau	1	0	0	0	0	0	0	0	1	0	n/a
Osgoode	23	0	0	0	0	0	0	0	23	0	n/a
Clarence-Rockland City	7	5	0	2	0	4	0	0	7	11	-36.4
Russell Township	10	7	2	0	0	0	0	0	12	7	71.4
Ottawa-Gatineau CMA (Ontario Portion)	105	146	24	30	78	82	32	652	239	910	-73.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	88	134	22	28	78	78	32	652	220	892	-75.3
Ottawa, Vanier, Rockcliffe	7	11	2	10	0	0	0	494	9	515	-98.3
Nepean inside greenbelt	2	1	0	0	0	0	0	0	2	1	100.0
Nepean outside greenbelt	4	22	0	10	29	53	32	0	65	85	-23.5
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	8	30	0	0	15	12	0	0	23	42	-45.2
Kanata	11	12	10	8	25	5	0	146	46	171	-73.1
Cumberland	13	34	10	0	9	8	0	12	32	54	-40.7
Goulbourn	10	12	0	0	0	0	0	0	10	12	-16.7
West Carleton	9	12	0	0	0	0	0	0	9	12	-25.0
Rideau	1	0	0	0	0	0	0	0	1	0	n/a
Osgoode	23	0	0	0	0	0	0	0	23	0	n/a
Clarence-Rockland City	7	5	0	2	0	4	0	0	7	11	-36.4
Russell Township	10	7	2	0	0	0	0	0	12	7	71.4
Ottawa-Gatineau CMA (Ontario Portion)	105	146	24	30	78	82	32	652	239	910	-73.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Ottawa City	78	78	0	0	32	506	0	146
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	494	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	29	53	0	0	32	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	15	12	0	0	0	0	0	0
Kanata	25	5	0	0	0	0	0	146
Cumberland	9	8	0	0	0	12	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	4	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	78	82	0	0	32	506	0	146

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	78	78	0	0	32	506	0	146
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	494	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	29	53	0	0	32	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	15	12	0	0	0	0	0	0
Kanata	25	5	0	0	0	0	0	146
Cumberland	9	8	0	0	0	12	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	4	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	78	82	0	0	32	506	0	146

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Ottawa City	188	240	32	506	0	146	220	892
Ottawa, Vanier, Rockcliffe	9	21	0	494	0	0	9	515
Nepean inside greenbelt	2	1	0	0	0	0	2	1
Nepean outside greenbelt	33	85	32	0	0	0	65	85
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	23	42	0	0	0	0	23	42
Kanata	46	25	0	0	0	146	46	171
Cumberland	32	42	0	12	0	0	32	54
Goulbourn	10	12	0	0	0	0	10	12
West Carleton	9	12	0	0	0	0	9	12
Rideau	1	0	0	0	0	0	1	0
Osgoode	23	0	0	0	0	0	23	0
Clarence-Rockland City	7	11	0	0	0	0	7	11
Russell Township	12	7	0	0	0	0	12	7
Ottawa-Gatineau CMA (Ontario Portion)	207	258	32	506	0	146	239	910

Table 3.5: Completions by Submarket and by Intended Market
January - January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	188	240	32	506	0	146	220	892
Ottawa, Vanier, Rockcliffe	9	21	0	494	0	0	9	515
Nepean inside greenbelt	2	1	0	0	0	0	2	1
Nepean outside greenbelt	33	85	32	0	0	0	65	85
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	23	42	0	0	0	0	23	42
Kanata	46	25	0	0	0	146	46	171
Cumberland	32	42	0	12	0	0	32	54
Goulbourn	10	12	0	0	0	0	10	12
West Carleton	9	12	0	0	0	0	9	12
Rideau	1	0	0	0	0	0	1	0
Osgoode	23	0	0	0	0	0	23	0
Clarence-Rockland City	7	11	0	0	0	0	7	11
Russell Township	12	7	0	0	0	0	12	7
Ottawa-Gatineau CMA (Ontario Portion)	207	258	32	506	0	146	239	910

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
January 2013	0	0.0	3	5.4	10	17.9	16	28.6	27	48.2	56	487,900	541,501
January 2012	1	0.9	6	5.3	6	5.3	49	43.4	51	45.1	113	496,900	504,704
Year-to-date 2013	0	0.0	3	5.4	10	17.9	16	28.6	27	48.2	56	487,900	541,501
Year-to-date 2012	1	0.9	6	5.3	6	5.3	49	43.4	51	45.1	113	496,900	504,704
Ottawa, Vanier, Rockcliffe													
January 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
January 2012	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Nepean inside greenbelt													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
January 2013	0	0.0	1	16.7	1	16.7	2	33.3	2	33.3	6	--	--
January 2012	0	0.0	4	19.0	1	4.8	9	42.9	7	33.3	21	484,900	479,108
Year-to-date 2013	0	0.0	1	16.7	1	16.7	2	33.3	2	33.3	6	--	--
Year-to-date 2012	0	0.0	4	19.0	1	4.8	9	42.9	7	33.3	21	484,900	479,108
Gloucester inside greenbelt													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Gloucester outside greenbelt													
January 2013	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
January 2012	1	3.3	0	0.0	0	0.0	13	43.3	16	53.3	30	502,233	494,792
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
Year-to-date 2012	1	3.3	0	0.0	0	0.0	13	43.3	16	53.3	30	502,233	494,792
Kanata													
January 2013	0	0.0	0	0.0	4	40.0	1	10.0	5	50.0	10	470,900	515,510
January 2012	0	0.0	0	0.0	0	0.0	4	36.4	7	63.6	11	525,000	516,018
Year-to-date 2013	0	0.0	0	0.0	4	40.0	1	10.0	5	50.0	10	470,900	515,510
Year-to-date 2012	0	0.0	0	0.0	0	0.0	4	36.4	7	63.6	11	525,000	516,018
Cumberland													
January 2013	0	0.0	2	15.4	5	38.5	6	46.2	0	0.0	13	419,900	422,677
January 2012	0	0.0	1	4.0	5	20.0	19	76.0	0	0.0	25	447,400	436,152
Year-to-date 2013	0	0.0	2	15.4	5	38.5	6	46.2	0	0.0	13	419,900	422,677
Year-to-date 2012	0	0.0	1	4.0	5	20.0	19	76.0	0	0.0	25	447,400	436,152
Goulbourn													
January 2013	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	619,400	619,300
January 2012	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	533,900	527,700
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	619,400	619,300
Year-to-date 2012	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	533,900	527,700

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
January 2013	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
January 2012	0	0.0	1	10.0	0	0.0	0	0.0	9	90.0	10	546,900	532,920
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2012	0	0.0	1	10.0	0	0.0	0	0.0	9	90.0	10	546,900	532,920
Rideau													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Osgoode													
January 2013	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarence-Rockland City													
January 2013	0	0.0	2	28.6	4	57.1	1	14.3	0	0.0	7	--	--
January 2012	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	0	0.0	2	28.6	4	57.1	1	14.3	0	0.0	7	--	--
Year-to-date 2012	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	--	--
Russell Township													
January 2013	0	0.0	6	60.0	1	10.0	3	30.0	0	0.0	10	371,275	387,523
January 2012	0	0.0	5	71.4	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2013	0	0.0	6	60.0	1	10.0	3	30.0	0	0.0	10	371,275	387,523
Year-to-date 2012	0	0.0	5	71.4	2	28.6	0	0.0	0	0.0	7	--	--
Ottawa-Gatineau CMA (Ontario portion)													
January 2013	0	0.0	11	15.1	15	20.5	20	27.4	27	37.0	73	454,900	505,002
January 2012	3	2.4	13	10.4	9	7.2	49	39.2	51	40.8	125	486,400	489,894
Year-to-date 2013	0	0.0	11	15.1	15	20.5	20	27.4	27	37.0	73	454,900	505,002
Year-to-date 2012	3	2.4	13	10.4	9	7.2	49	39.2	51	40.8	125	486,400	489,894

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2013

Submarket	Jan 2013	Jan 2012	% Change	YTD 2013	YTD 2012	% Change
Ottawa City	541,501	504,704	7.3	541,501	504,704	7.3
Ottawa, Vanier, Rockcliffe	--	--	n/a	--	--	n/a
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	--	479,108	n/a	--	479,108	n/a
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	--	494,792	n/a	--	494,792	n/a
Kanata	515,510	516,018	-0.1	515,510	516,018	-0.1
Cumberland	422,677	436,152	-3.1	422,677	436,152	-3.1
Goulbourn	619,300	527,700	17.4	619,300	527,700	17.4
West Carleton	--	532,920	n/a	--	532,920	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	--	n/a	--	--	n/a
Clarence-Rockland City	--	--	n/a	--	--	n/a
Russell Township	387,523	--	n/a	387,523	--	n/a
Ottawa-Gatineau CMA (Ontario Portion)	505,002	489,894	3.1	505,002	489,894	3.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
January 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	690	0.4	1,269	1,706	2,175	58.3	349,525	6.0	342,371
	February	1,026	8.9	1,237	2,249	2,259	54.8	349,797	3.6	358,206
	March	1,404	12.6	1,269	2,948	2,342	54.2	353,714	1.7	364,604
	April	1,581	2.1	1,194	3,011	2,275	52.5	363,938	3.4	359,946
	May	1,921	15.2	1,251	3,549	2,491	50.2	363,502	3.0	355,986
	June	1,675	-2.8	1,215	2,786	2,286	53.1	354,690	0.0	346,491
	July	1,382	3.4	1,219	2,528	2,415	50.5	340,352	-0.8	341,658
	August	1,149	-14.8	1,155	2,333	2,410	47.9	347,673	2.4	348,427
	September	1,011	-17.1	1,161	2,472	2,471	47.0	353,984	5.0	355,600
	October	1,092	0.8	1,157	2,205	2,349	49.3	347,581	2.3	353,633
	November	938	-9.0	1,176	1,716	2,401	49.0	350,211	0.7	354,743
	December	628	-12.2	1,194	829	2,458	48.6	336,856	0.5	349,523
2013	January	610	-11.6	1,098	2,001	2,490	44.1	343,382	-1.8	336,135
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,120	8.5		6,903			351,500	3.3	
	Q1 2013	N/A			N/A			N/A		
	YTD 2012	690	0.4		1,706			349,525	6.0	
	YTD 2013	610	-11.6		2,001			343,382	-1.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
January 2013

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.1	120.6	532	5.7	72.1	1,023
	February	595	3.20	5.24	114.4	121.4	535	6.0	72.6	1,026
	March	595	3.20	5.24	115.0	122.0	537	6.2	73.0	1,033
	April	607	3.20	5.44	115.0	122.4	540	6.2	73.3	1,041
	May	601	3.20	5.34	115.4	122.3	541	6.2	73.2	1,056
	June	595	3.20	5.24	115.9	121.4	538	6.1	72.7	1,051
	July	595	3.10	5.24	116.1	121.3	535	6.5	72.4	1,047
	August	595	3.10	5.24	116.2	121.7	534	6.5	72.2	1,037
	September	595	3.10	5.24	116.2	121.9	536	6.6	72.6	1,033
	October	595	3.10	5.24	116.4	122.1	540	6.6	72.9	1,024
	November	595	3.10	5.24	116.8	121.9	542	6.7	73.2	1,014
	December	595	3.00	5.24	116.8	121.2	545	6.6	73.5	1,006
2013	January	595	3.00	5.24		121.3	545	6.3	73.2	1,014
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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